

Guiding Principal Questions

1. Does the city have a preferred tenant type that might influence the size, shape, and location of the ground floor commercial space(s)? Are there any commercial uses that should not be considered as part of the development?

Hospitality and restaurant space has been successful in Downtown Highwood. Any retail concept would also be welcomed! The City is open-minded on a variety of businesses and business types, but could generally be guided by permitted uses in the MX1 district of the City's code.

Chapter 6 of the City's code identifies certain standards for the downtown district, and page 20 – 21 of the City of Highwood Downtown Ordinance and Design Plan details additional building requirements of the MX1 District.

2. Does the City request separation of public and residential parking and/or different points of ingress & egress?

The City is open to a variety of different parking arrangements that will maximize the available space on the property.

3. Can public parking spaces be located in the interior of the building?

Sure, see above answer to question number 2.

4. Are the public spaces able to be open air / open access / covered parking as opposed to at grade?

Yes.

5. What are the expectations in terms of size, shape, location of the "pedestrian connection" and "public gathering area"?

The City does not have any set expectations, this will be based on developer proposals.

6. Can the public gathering area be an open air / covered space which is articulated with landscaping, art and lighting leading directly to the Metra station?

Yes.

7. Does the City intend to adjust the Metra parking lot in any way to facilitate a more seamless connection b/w the site and the Metra station?

The City will review the Metra parking site plan based on the selected development.

Submittal Requirement Questions

8. Will demising floor plans suffice for the RFP purposes? If detailed plans are desired, is a sample plan for each unit type sufficient?

Yes, demising floor plans will suffice.

General Questions

9. What are the current utility considerations and preferred locations to bring permanent power to the building? Line transformer drop? Pad mount? Underground?

This will be determined by the developer based on the approved concept selected by the city council.

10. Will the project need to be LEED certified?

No.

11. What will the process entail for developer selection? Who will have final say, Committee of the Whole, the City Manager, Mayor, other?

The City Council will make the official selection.

12. What is the selection criteria/will there be a rubric to score proposals?

TBD

13. Will discussions of proposals & developers occur in public meetings or will the selection occur in private?

The developer will be selected by the City Council in a public meeting.